

July 12, 2020



Talbot County Short-Term Rental Review Board Minutes

Thursday, July 9, 2020 at 1:00 p.m.
Community Center, Wye Oak Room
10028 Ocean Gateway, Easton, Maryland

Attendance:

Commission Members:

Scott Kane, Chairman
David McQuay, Vice Chairman/via
phone
George Nilsen
Martha Suss/via phone
Cindy Reichart

Staff:

Anthony Kupersmith, County Attorney
Miguel Salinas, Assistant Planning Officer
Maria Brophy, Planner II
Jennifer Collins, Recording Secretary

1. **Call to Order** - The Chair called the meeting to order on July 9, 2020 at 1:00 p.m. Mr. Kane opened the meeting.
2. **Administrative Matters** – Mr. Kane discussed the Memorandum in their package of the Opens Meetings Act and asked all Board Members to review. Mr. Kane asked Mr. Nilson if he would be the Compliance Officer. Mr. Nilson accepted. Mr. Nilson will review and take the online training and make sure the STRRB is in compliance. Mr. Kane discussed the Planning Commission meeting for Bill 1446 and noted there were a number of changes; some minor, some typographical and some major. The Planning Commission will be making recommendations to the County Council. Mr. Salinas and Mr. Kupersmith explained the amendment process of Bill 1446 after the Council receives recommendations from the Planning Commission. The County Council meeting is scheduled for July 14, 2020 at 6:00 p.m.
3. **Minutes** – Minutes were not available from the July 2, 2020 meeting.
4. **Old Business** -
 - a. Riverview Retreat / Gregory and Tawni Sikon, ST-910-SIK, 910 Riverview Terrace, St. Michaels, MD 21663, (Map 201, Parcel 1144; Zoned Town Residential). Ms. Brophy presented the staff report for the Short-Term Rental (STR) license application. Mr. and Mrs. Sikon, applicants, were present via phone and Jodie Hardesty/Eastern Shore Vacation Rental/Resident Agent attended the meeting. Both spoke on the behalf of the applicant and property. Mr. Sikon clarified the four bedrooms versus the three bedrooms; he has an office and three bedrooms. He intends to rent it as a four bedroom home. Mr. Nilson noted that the fourth bedroom was not inspected and they can come back next year for the fourth or defer until after a safety inspection is completed.

Mr. Sikon stated his preference to continue the meeting for a three bedroom STR license. Mr. Kupersmith explained the constraints of the Board approving a license that restricts the number of nights to less than the required 3-night stay. The Board would need to identify the unique feature that is having the impact and the condition would have to relate to that impact.

The Board called for Public comment; Robert Haase, Monica Otte, Susan duPont, Joan Snyder, Steve Shimko and Keith Watts spoke. Written comments were received by the Board from Chris and Beverly Spurry, Teresa and Kent Westbrook, Susan duPont, Robert and Patricia Haase, Charles Snyder, Community Association of Rio Vista, John Nyland, Brian & Carol O'Hare, John Davis, Nancy and Randle Goetze, Whitney Flore, Patricia Miller, Michael Heilman, Mark and Elyse DeVries, John and Marie Dempsey, Steven and Debra Spurry, Charles Barranco, Bob and Diane Little, Holly Fairbank, Ralph DeMarco, Monica Otte, Roy and Sandra Droege and Patricia Miller. Written comments were read into the record by Mr. Salinas on the July 2 and July 9, 2020 meeting.

Mr. Nilson stated his preference for the applicant to come back to the STRRB to add the additional bedroom. Mr. Kupersmith responded that cannot be a condition as the Code gives the Planning Director the authority to make a determination whether a renewal needs to go back to the Board and only if she finds the basis to do so.

Mrs. Reichart made a motion to approve the STR application for three bedrooms for 910 Riverview Terrace, with staff conditions, seconded by Mr. McQuay. The vote was 4-0 , Kane Abstained).

5. New Business -

- a. Broadview Properties / Benoni Cove / Michael O'Halloran, ST-465-BRP, 4654 Devon Path, Royal Oak, MD 21662, (Map 52, Grid 10, Parcel 2; Zoned Rural Residential). Ms. Brophy presented the staff report for the Short-Term Rental (STR) license application. Mr. O'Halloran/Applicant, Garrett Fitzgerald/Attorney, and Debbie Dorr/Resident Agent, attended the meeting. Mr. Fitzgerald and Mr. O'Halloran spoke on behalf of the applicant and property. The Board called for public comment; Keith Watts spoke. Written comments were received by the Board from Ms. duPont and read into the record by Mr. Salinas.

Mr. Nilson made a motion to approve the STR application for four bedrooms for 4654 Devon Path, with staff conditions, seconded by Mrs. Suss. The motion carried unanimously (5-0 Vote).

- b. Steven Hargrove, ST-217-HARG, 21718 Camper Circle, Tilghman, MD 21671, (Map 44A, Parcel 1, Lot 47, Zoned Village Mixed). Ms. Brophy presented the staff report for the Short-Term Rental (STR) license application.

and Chesapeake Bay Real Estate Plus, LLC/Dawn
Lednum, Resident Agent attended the meeting and spoke on the behalf of the
applicant and property. The property owner was not in attendance. The Board
called for public comment; Keith Watts spoke. Written comments were received by
the Board from Ms. duPont and read into the record by Mr. Salinas.

**Mr. Nilson made a motion to approve the STR application for four bedrooms
for 21718 Camper Circle, with staff conditions, seconded by Mr. McQuay. The
motion carried unanimously (5-0 Vote).**

- c. Long Haul Acres / Yacht Club Road, LLC / Paul Bowen, ST-247-BOW, 24700
Yacht Club Road, St. Michaels, MD 21663, (Map 23, Grid 15, Parcel 16; Zoned
Rural Residential). Ms. Brophy presented the staff report for the Short-Term Rental
(STR) license application. Paul Bowen/Applicant attended the meeting and spoke
on the behalf of his application and history on his family and property. The Board
called for public comment; Dan North, Keith Watts and Ms. duPont spoke. Written
comments were received by the Board from Ms. duPont and read into the record by
Mr. Salinas. The Honorable John C. North II and Daniel C. North letter was
received after the deadline and did not get read into the public record.

**Mrs. Reichart made a motion to approve the STR application for three
bedrooms for 24700 Yacht Club Road, with staff conditions, seconded by Mrs.
Suss. The vote 4-0-1 McQuay abstaining.**

- d. Bambling-Perdue, LLC/Rhodes Perdue, ST-279-BAM, 27922 Tred Avon Drive,
Easton, MD 21601, (Map 34, Grid 19, Parcel 275, Lot 1; Zoned Rural Residential).
Mr. Salinas read the memo he prepared for the waiver for missing smoke detectors
in all three bedrooms, non –compliant emergency escape and rescue openings in
two of the three bedrooms and missing fire extinguishers at two fireplaces and in
the kitchen. The applicant is seeking waivers for the non-compliant safety
requirement related to emergency escape and rescue openings in the bedrooms. The
applicant was not present at the meeting or via phone. Jodie Hardesty/Eastern
Shore Vacation Rental/Resident Agent attended the meeting. Mrs. Hardesty stated
the fire extinguishers and smoke detectors are now in place, and he preferred not to
come into compliance with the windows as the house is historic. Mr. Salinas stated
they have not had a re-inspection in the file and they may be waiting until after they
go through the waiver process for the windows. Mr. Kane stated in the past the
Board has denied all of the applications relating to safety issues and the Board takes
these matters very seriously. Mr. Kane suggested that they withdraw the
application or have the applicant come back when they have complied with the
safety requirements. Mrs. Hardesty asked if they could defer the waiver application
until the applicant is available to attend. Mr. Nilson stated they are going to have a
hard time persuading the Board.

140 **6. Other Matters for Discussion** – Mr. Salinas thanked the Board for getting through the
141 number of applications the last couple weeks.

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143 **7. Adjournment** - The Chair called the meeting to adjourn. The meeting was adjourned at
144 3:55 p.m.

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146 Read and approved by the Board on 12/22/2020.

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149 _____
150 Chairman
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